

PLANNING REF : 252595  
PROPERTY ADDRESS : Greenbank  
: School Road Barkham  
: RG41 4TN  
SUBMITTED BY : Mr Kuldip Atwal  
DATE SUBMITTED : 09/01/2026

COMMENTS:

We object to this planning application for the following reasons :

This planning application is not part of the local plan put forward by the WBC.

The existing approved plans for 4500 houses on Hall Farm and 70 houses on School Road results in this area being over developed and excessively urbanised with impact on the area, loss of semi-rural character of the village and the removal of the value green infrastructure, of trees and hedgerows and open space. The area has wildlife, birds, including owls, deers, frogs and rabbits. School Road has a distinct and pleasing tree arch on both sides.

The extra traffic on School Road would be contradictory to the current traffic calming measures which involved in the road being closed in order to make the area safer for the Junior School.

School Road is regularly used for horse riders and cyclists with access via Wood Lane to the Combes.

The Junction with Langley Common Road is already a dangerous one with poor visibility and accidents regularly occur. There is no additional infrastructure planned around this development and will only make the area less safe and more congested for all users of School Road.

The hard car parking space would do very little to alleviate the parking on School Road for morning and afternoon school runs and would remain as an eye sore on the semi rural location with no provision for the up keep. The existing facilities and arrangements for additional school parking (use of The Bulls' car park and Royal Legion Car Park) is a good use of shared existing facilities.

We would be directly impacted by the proposed development as we directly overlook the site. We would be negatively impacted by the noise, be directly overlooked with loss of natural light and view.